

Town of Milford – Zoning Board
Milford Town Hall – Room 3
Meeting Minutes – August 19, 2021

Meeting Called to Order – 7:06 p.m.

Members in attendance: David R. Consigli, Chairman; John Dagnese; Mark Calzolaio; David H. Pyne; Robert Capuzziello and Timothy Walsh. Also, in attendance; Melissa Tomas, Clerk; and Gerry from Milford TV.

Not in attendance: John Mastroianni, Vice Chairman; and Christopher Burns.

Approval of Minutes

Motion made by Mark C. to approve the minutes from the July 22, 2021 meeting – Second by Robert C. – Unanimous – Minutes approved.

New Business

Chairman David Consigli opened the August 19, 2021 scheduled meeting.

7:07 P.M. - Hearing of Domingos & Michelle Costa – Petition for Special Permit

Members participating: David R. Consigli; Mark Calzolaio; David H. Pyne; John Dagnese; Mark Calzolaio; Robert Capuzziello; and Timothy Walsh.

In Attendance: Domingos & Michelle Costa

Documents provided: Petition for Special Permit dated 6/29/21; Assessors “Request for Abutters List” dated 5/18/21; Certified Abutter’s list dated 5/18/21; Planning Board recommendation letter to ZBA dated 7/14/21; Town Planner letter to Planning Board dated 7/13/21; GIS Property Info 42-0-277; Notice of Hearing dated 7/26/21; copy of Vineyard Engineering Plans “Plan of Land Showing Proposed Addition 15 Middleton Street Milford, MA” dated 6/17/21; copy of Wicked Builders, LLC Plans “Costa Design Plan” dated 3/30/21;

Chairman Consigli began the hearing by reading the Notice of Hearing. He then read the application, Town Planner letter and Planning Board recommendation. Board members reviewed and discussed the plans and plot plan submitted.

Public participation: None

Vote: Motion made by Robert C. to approve as submitted - Second by John Dagnese – Unanimous – application approved.

7:15 P.M. - Hearing of Kanaan Realty Group, Inc. – Petition for Special Permit

Members participating: David R. Consigli; Mark Calzolaio; David H. Pyne; John Dagnese; Mark Calzolaio; Robert Capuzziello; and Timothy Walsh.

In Attendance: Halim M. Choubah; Engineer and Mr. Kanan

Documents provided: Petition for Special Permit dated 7/20/21; Assessors “Request for Abutters List” dated 7/14/21; Certified Abutter’s list dated 7/15/21; Planning Board recommendation letter to ZBA dated 8/17/21; Town Planner letter to Planning Board dated 8/17/21; GIS Property Info 32-0-14A; copy of CEG Plans “Kanaan Realty Group, Inc” dated 7/15/21; Notice of Hearing dated 7/26/21.

Chairman Consigli opened the hearing of Kanaan Realty Group, Inc. Chairman Consigli informed the members that he has a conflict and will recuse himself from this hearing. He recused himself at 7:16 p.m. Chairman Consigli also requested any members with conflicts on this matter to recuse themselves at this time. Member David H. Pyne recused himself from the hearing. Chairman Consigli then asked the members if they wanted him to moderate the hearing but will not participate in discussions. The board members agreed to have Chairman Consigli moderate the hearing without participating in discussions on the hearing. Chairman Consigli then began the hearing and read the Notice of Hearing and read the application. He read the Planning Board recommendation and read the Town Planners letter.

Hal Choubah, Engineer representing the applicant, began his presentation to the board. Mr. Choubah gave details of the 3,000 sq ft. convenient store and 5 pump stations. He has met with Town Planner and Town Engineer, they revised plans, submitted traffic plans and trip generations and they are available to answer any questions members or public may have.

Questions were asked my board members regarding pump locations, self-serve stations, pricing, signage, hours of operation and number of employees. Member Timothy Walsh requested the members stay consistent with conditions and requirements as prior decisions. Member Robert C. asked questions regarding number of pumps and number of structures; underground storage tanks; and if there were any conservation restrictions. Member John Dagnese asked about number of pumps (5) and if it was 2 cars per pump. Mr. Choubah answered 2 fueling stations per pump and price will be reduced by 2.5% at self-serve stations. Member Robert C. requested a minimum of 2 employees, at all times, and Mr. Kanan (applicant) informed the board that there will be a minimum of 2 employees at all times and the hours of operation will be 5:00 A.M. to 10:00 P.M.

Public participation: None

Vote: Motion made by John Dagnese to approve the application with the conditions as discussed (*see below) - Second by Robert Capuzziello – Unanimous – (4 in favor; 1 abstentions) Application approved.

*Conditions: proper pump signage; minimum 2 employees at all times; far right pumps are to be designated as the self-service pumps; minimum 2% price reduction from full service to self-service pumps.

7:34 P.M. - Hearing of Michael Rosetti – Petition for Variance and/or Special Permit

Members participating: David R. Consigli; Mark Calzolaio; David H. Pyne; John Dagnese; Mark Calzolaio; Robert Capuzziello; and Timothy Walsh.

In Attendance: Michael Rosetti

Documents provided: Petition for Special Permit dated 7/21/21; Petition for Variance dated 7/21/21; Assessors “Request for Abutters List” dated 7/21/21; Certified Abutter’s list dated 7/21/21; Planning Board recommendation letter to ZBA dated 8/18/21; Town Planner letter to Planning Board dated 8/17/21; GIS Property Info 34-22-62; copy of Tomaso Plans “Rossetti Garage Extension” dated 6/28/21; Notice of Hearing dated 7/26/21; copy of Land Planning, Inc. “Variance Plan – Grant Street Extension” dated 6/29/21; copy of Alfred Rossetti’s letter (abutters letter in support).

Chairman Consigli began the hearing and read the Notice of Hearing and then read the application. He read the Planning Board recommendation and read the Town Planners letter. Chairman Consigli read an abutters letter in support. Discussions began regarding the garage addition. After review of the application and plans there were no questions from Board Members.

Michael Rosetti, applicant presented to the board. He explained his proposed addition to the property for his 2-car tandem garage. No room above the garage.

Public participation: None

Vote: Motion made by David Pyne to approve the application as submitted- Second by Robert Capuzziello – Unanimous – Application approved.

Adjournment: Motion by Robert C. to adjourn the meeting – Second by Timothy Walsh – Unanimous – Meeting adjourned.

Meeting Adjourned – 7:39 P.M.

Respectfully Submitted,

APPROVED:

Melissa Tomas, Clerk

David R. Consigli, Chairman